



Wilmslow Road, Withington

Manchester

£850,000

**GASCOIGNE HALMAN**  
THE AREA'S LEADING ESTATE AGENCY



## Wilmslow Road, Withington

Manchester

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Nine Double Bedrooms and Three Contemporary Bathrooms
- Measuring a Highly Impressive 3060 SQ FT
- A Stunning Bay Fronted Property Achieving a Rental Yield of 8.7%
- Achieving a Rental Income of £63,180
- Excellent Location, Close to Excellent Transport Links, West Didsbury, Withington and Didsbury Villages
- Further Potential To Convert the Cellars Into Living Accommodation





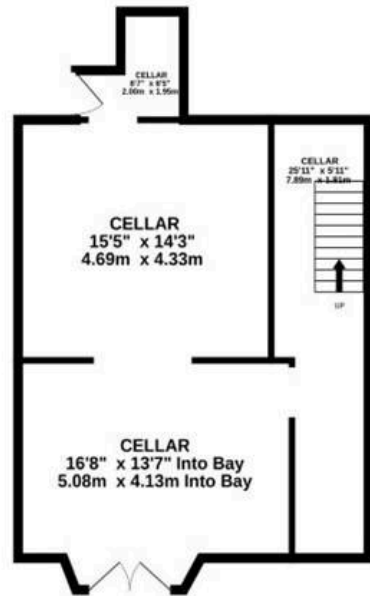




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**BASEMENT**  
598 sq. ft. (55.6 sq.m.) approx.



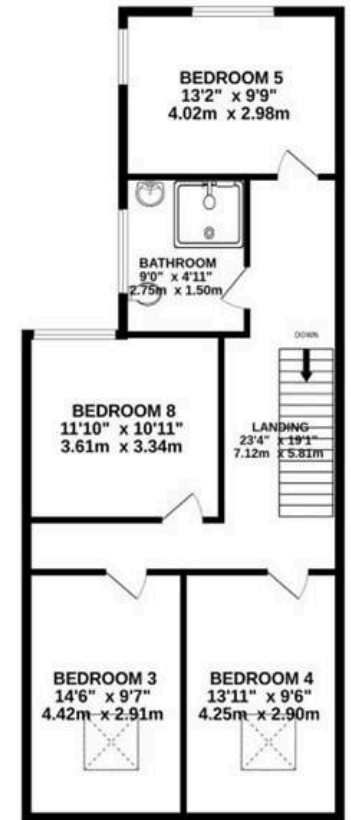
**GROUND FLOOR**  
859 sq. ft. (79.8 sq.m.) approx.



**1ST FLOOR**  
807 sq. ft. (74.9 sq.m.) approx.



**2ND FLOOR**  
796 sq. ft. (73.9 sq.m.) approx.



**TOTAL FLOOR AREA : 3060 sq.ft. (284.3 sq.m.) approx.**

Measurements are approximate. Not to scale. Illustrative purposes only  
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## Gascoigne Halman Didsbury

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